

UNOFFICIAL COPY



EXHIBIT A - MEMORANDUM OF LEASE

Recording requested by and mail to: ✓
JETZ SERVICE CO., INC.
3750 N. CICERO AVENUE
CHICAGO, IL 60641

Doc#: 1307022003 Fee: \$42.25
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2013 08:51 AM Pg: 1 of 2

THIS MEMORANDUM OF LEASE is entered on this 27TH day of DECEMBER, 2012 by and between CHARLY COLONIAL CONDOMINIUM ASSOCIATION hereinafter referred to as "LESSOR"), and Jetz Service Co., Inc., (hereinafter referred to as "LESSEE").

Lessor by these premises does lease to Lessee, and Lessee does hereby accept the possession of the room or rooms described below and located on the real property and improvements consisting of 24 multi-housing units, located at 6115 W. 94th Street, Oak Lawn, IL 60453. Lessor warrants and represents that only -0- units are plumbed with their own washer and or/dryer connections.

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 901 NE River Road, Topeka, Kansas 66615-1133.

1. Exclusive use and possession of the Leased premises. Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 162 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").

2. Term. The term of this lease shall be for ten (10) year(s) from the date of final installation of Lessee's laundry equipment plus any applicable renewal provisions. The Lessee is hereby given a right of first refusal to meet any competitive bid(s) to continue providing laundry service, or, for the purchase of laundry equipment by Lessor or its agent to serve the property in which the leased property is located, if this lease is not renewed or expired.

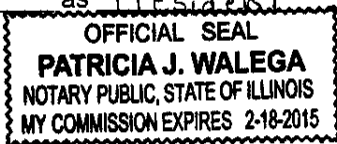
3. Assignment or Transfer. This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

4. Non-Competition Clause. This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Illinois)
)ss
COUNTY Cook)

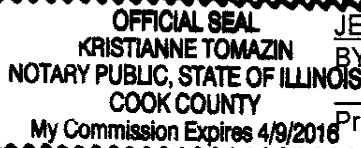
CHARLY COLONIAL CONDOMINIUM ASSOCIATION LESSOR
BY [Signature]
GARY COONEY
Print Name

by Gary Cooney as President of Charly Colonial
This instrument was acknowledged before me on Feb. 14, 2013
My commission expires: _____



Patricia J. Walega
Notary Public within and for said County and State

STATE OF IL)
)ss
COUNTY COOK)



JETZ SERVICE CO., INC. LESSEE
BY [Signature]
BARBARA RIDZAK
Print Name

by BARBARA RIDZAK as ACCT. REPRESENTATIVE of JETZ SERVICE CO., INC.
This instrument was acknowledged before me on FEB 21, 2013
My commission expires: _____

Kristianne Tomazin
Notary Public within and for said County and State

S Yes
P 2
S
M Yes
S Yes
E NO
INT R

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LEGAL DESCRIPTION

A PART OF LOT 25 IN OAK LAWN FARMS, BEING A SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, WHICH PART OF LOT 25 IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THAT PART OF SAID LOT 25 WHICH LIES WEST OF THE EAST 33 FEET AND NORTH OF THE SOUTH 401 FEET MEASURED PERPENDICULARLY THEREOF, AT A POINT WHICH IS 33 FEET SOUTH FROM THE NORTH LINE OF SAID LOT 25 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF THE WEST $\frac{1}{2}$ AFORESAID, A DISTANCE OF 193.86 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 401 FEET MEASURED PERPENDICULARLY OF SAID LOT 25; THENCE WEST ALONG THE SOUTH 401 FEET AFORESAID, A DISTANCE OF 151.07 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 25; THENCE NORTH ALONG SAID WEST LINE OF LOT 25 A DISTANCE OF 195.73 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 33 FEET OF SAID LOT 25 AND THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 33 FEET AFORESAID, A DISTANCE OF 151.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. ✓

PERMANENT INDEX NUMBER: 24-05-503-065-0000 ✓
ADDRESS OF REAL ESTATE: 6115 W. 94TH STREET ✓
OAK LAWN, ILLINOIS 60453 ✓

County of Cook County Clerk's Office